

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

10 N. Second Street, Suite 405, Harrisburg, PA 17101

717.255.3000

www.Redevolophbg.org

REGULAR MEETING – August 18, 2026 – 12:30 P.M.

AGENDA

- I. Call to Order
- II. Minutes of the Regular Meeting of July 21, 2026.
- III. Treasurer's Report – May & June 2026 for approval.
- IV. Communications
- V. Public Comment Regarding Matters of Concern of Authority Business or Agenda Items.
- VI. Old Business
- VII. New Business

RESOLUTION NO. 25-2026 – Authorizing the Authority to extend the Potential Developer status to **February 28, 2027**, for South Central Pennsylvania Restoration LLC's project of mixed-use, commercial, and residential housing on five (5) lots located at 1161, 1163, 1169, 1171, and 1173 Market Street.

RESOLUTION NO. 26-2026 – Authorizing the Authority to extend the *Potential Developer* status to **August 31, 2027**, for South Central Pennsylvania Restoration LLC's project of mixed-use, commercial, and residential housing on two (2) lots located at 1257 and 1259 Walnut Street.

RESOLUTION NO. 27-2026 – Authorizing the Authority to extend the Potential Developer status to August 31, 2027, for South Central Pennsylvania Restoration LLC's project of mixed-use, commercial, and residential housing on two (2) lots located at 1148 and 1150 Market Street.

RESOLUTION NO. 28-2026 – Authorizing the Authority to extend the Potential Developer status to **June 30, 2027**, for South Central Pennsylvania Restoration LLC's project of mixed-use, commercial, and residential housing on three (3) lots located at 1420, 1424, and 1426 Derry Street.

RESOLUTION NO. 29-2026 – Authorizing the Authority to approve South Central Pennsylvania Restoration LLC the status of "*Potential Developer*" for their project of mixed-use, commercial, and residential housing on two (2) lots located at 102 and 104 Balm Street.

- VIII. Other Business
- IX. Adjournment

Means To Attend

*** In Person Meeting Location:** Rev. Dr. Martin L. King Jr. Government Center, 10 N. Second Street, 4th Floor,
Suite 405 Conference Room, Harrisburg, PA 17101

*** Board of Directors to Join via Microsoft TEAMS:**

[https://teams.microsoft.com/meet/241255165617924?p=wdISUAlhIA9F0E9KR
r](https://teams.microsoft.com/meet/241255165617924?p=wdISUAlhIA9F0E9KRr)

Meeting ID: Meeting ID: **241 255 165 617 924**

Passcode **Qc7q4b7s**

If you have trouble joining the virtual meeting, call 717-255-3150 for assistance.

RESOLUTION NO. 25-2026
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 9-2025**, has recognized **South Central Pennsylvania Restoration LLC** as Potential Developer of 1161 Market (PID 09-039-015), 1163 Market (PID 09-039-016), 1169 Market (PID 09-039-019), 1171 Market (PID 09-039-020), and 1173 Market Street (PID 09-39-021) (collectively the “Property”) for new construction of mixed-use commercial/affordable housing; and

WHEREAS, the Authority amended the status in **Resolution 3-2026**; and

WHEREAS, the Authority wishes to extend **South Central Pennsylvania Restoration LLC’s** status as Potential Developer so that it may continue with its planning and negotiation for an additional (6) six months.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg, hereby extends the Potential Developer status as stated in **Resolution 9-2025** is hereby extended to **February 28, 2027**. All other terms and conditions of **Resolution 9-2025** not in conflict shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 26-2026
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 27-2024**, has recognized **South Central Pennsylvania Restoration LLC** as Potential Developer of 1257 Walnut (PID 09-009-011) and 1259 Walnut Street (PID 09-09-012) (collectively the “Property”); and

WHEREAS, the Authority amended the status in **Resolution 23-2025 and Resolution 7-2026**; and

WHEREAS, the Authority wishes to extend South Central Pennsylvania Restoration LLC’s status as *Potential Developer* so that they may continue with their planning and negotiations for an additional twelve (12) months.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg, hereby extends the Potential Developer status as stated in **Resolution 27-2024** is hereby extended to **August 31, 2027**. All other terms and conditions of **Resolution 27-2024** not in conflict shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 27-2026
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 22-2025**, has recognized **South Central Pennsylvania Restoration LLC** as Potential Developer of 1148 Market (PID 09-007-049) and 1150 Market Street (PID 09-007-050) (collectively the “Property”); and

WHEREAS, the Authority amended the status in Resolution 8-2026; and

WHEREAS, the Authority wishes to extend South Central Pennsylvania Restoration LLC’s status as *Potential Developer* so that they may continue with their planning and negotiations for an additional six (6) months.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg, hereby extends the Potential Developer status as stated in **Resolution 22-2025** is hereby extended to **August 31, 2027**. All other terms and conditions of **Resolution 22-2025** not in conflict shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 28-2026
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”), in **Resolution 10-2025**, has recognized **South Central Pennsylvania Restoration LLC** as Potential Developer of 1420 Derry (PID 09-068-086), 1424 Derry (PID 09-068-088), and 1426 Derry Street (PID 09-068-089), (collectively the “Property”); and

WHEREAS, the Authority amended the status in **Resolution 28-2025** and **Resolution 9-2026**; and

WHEREAS, the Authority wishes to extend South Central Pennsylvania Restoration LLC’s status as *Potential Developer* so that they may continue with their planning and negotiations for an additional nine (9) months.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg, hereby extends the Potential Developer status as stated in **Resolution 10-2025** is hereby extended to **June 30, 2027**. All other terms and conditions of **Resolution 10-2025** not in conflict shall remain in full force and effect.

Date

Secretary

RESOLUTION NO. 29-2026
Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg has received a Proposal, dated 19 February, 2026, from **South Central Pennsylvania Restoration LLC** with its office located at 1400 Karen Drive, Harrisburg, PA, 17109, for the purchase of 102 Balm (PID 08-028-010) and 104 Balm Street (PID 08-028-009), (collectively the “Property”); and

WHEREAS, the Redevelopment Authority of the City of Harrisburg (“Authority”) owns the Property, and

WHEREAS, the Authority is willing to permit **South Central Pennsylvania Restoration LLC** to continue with its planning and negotiations for a definite period, contingent upon completion of certain performance requirements as set forth below.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg as follows:

1. **South Central Pennsylvania Restoration LLC** is hereby designated as the *Potential Developer* of the Property for the period of nine (9) months, during which time **South Central Pennsylvania Restoration LLC** is required to submit written progress reports by the 5th of each month to the Authority including, but not necessarily limited to, information on the status of financing and development (design) plans and approval for applicable local regulations i.e., the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
2. **South Central Pennsylvania Restoration LLC** is required to present a final proposal acceptable to the Authority for the redevelopment of the Property including, but not limited to, development (design) plans, development schedule, evidence of financial capability, approvals for applicable local regulations, and such other matters that within the discretion of the Authority are deemed reasonable and necessary, so that the Authority may determine whether or not the Potential Developer has made satisfactory progress to undertake the proposed development.
3. Consideration for the Property shall be \$6,000, plus the Developer shall pay all Authority’s closing costs, including but not limited to the 2% transfer tax.
4. The Property shall remain subject to all real estate tax in perpetuity, regardless of whether the use qualifies for an exemption from the same under any applicable law.

Date

Secretary